

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 31, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District

//

The meeting was called to order at 7:35 p.m. by Chairman Peter F. Murphy, Jr.

//

**COMMISSION MATTER**

Commissioner DuBois MOVED THAT THE DECISION ONLY ON S01-CW-2CP, OUT-OF-TURN PLAN AMENDMENT (REVITALIZATION), BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 6, 2002.

Commissioners Koch and Wilson seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Hall and Harsel absent from the meeting.

//

**ORDER OF THE AGENDA**

In the absence of Secretary Harsel, Chairman Murphy announced that tonight's agenda would consist of the second of four scheduled public hearing sessions on the 2001 North County Cycle Area Plans Review (APR) nominations:

1. Springfield District nominations (formerly Sully District)
2. Providence District nominations.

He noted that no new items would be taken up after 12:00 a.m. and that any items not heard would be carried over to Thursday, February 7, 2002. He added that markup for the Springfield

District items would take place on Wednesday, February 20, 2002 and markup for the Providence District items was scheduled for Thursday, February 28, 2002.

This order was accepted without objection.

//

AREA PLANS REVIEW (APR) - The Planning Commission will consider proposed nominations submitted as part of the 2001 North County Cycle Area Plans Review process for the Providence and Springfield Magisterial Districts as summarized in the newsprint document "Fairfax County Comprehensive Plan 2001 North Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

//

Chairman Murphy relinquished the Chair to Vice Chairman Byers.

//

#### SPRINGFIELD DISTRICT

APR-01-III-4BR - Located at unaddressed parcel 46-3((1))24A on 22.79 ac. Adopted Plan: Office/mixed use. Plan Nomination: Office/mixed use w/option for residential/mixed use w/hotel or multi-family residential.

Mr. Fred Selden, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 1 of the staff report.

Mr. Thomas B. McDonald, Chair, Springfield District Task Force, stated that the Task Force concurred with the staff alternative.

Vice Chairman Byers called the listed speaker and recited rules for testimony before the Commission.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, PC, representing the nominator, stated that the approved office use was not realistic and requested that it be replaced with retail or residential uses.

In response to a question from Commissioner Murphy, Mr. Martin said the Sully District Task Force supported the staff alternative.

There were no further speakers, comments or questions, therefore, Vice Chairman Byers closed the public hearing.

//

APR-01-III-5BR - Located at 11725 Lee Hwy on 4.39 ac. Adopted Plan: Baseline: residential 1 du/ac; intermediate office .15 FAR; overlay office .25 FAR. Plan Nomination: Allow for those uses permitted by Special Exception or Special Permit on C-8 zoned land. Tax Map 56-2((1))67 pt.

Mr. Fred Selden, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan.

Mr. Thomas B. McDonald, Chairman, Springfield District Task Force, stated that the Task Force recommended retaining the adopted Plan.

Vice Chairman Byers called the listed speaker.

Erika Byrd, Esquire, with McGuire, Woods, 1750 Tysons Boulevard, McLean, representing the nominator, stated that the Comprehensive Plan was somewhat ambiguous in stating that retail uses should not be expanded or intensified. She said that special exception or special permit uses, such as a pharmacy with a drive-through window, might be more appropriate than by-right uses such as a hotel, funeral home or health club. She pointed out that although the owner did not have a specific tenant in mind, he would simply like to have maximum flexibility and would be willing to work with the community on a special exception/special permit use. She submitted a letter from a neighboring property owner in support of the nomination. (A copy of the letter is in the date file.)

There were no further speakers, comments or questions, therefore, Vice Chairman Byers closed the public hearing.

//

APR-01-III-10BR - Located at 11607 Kenwood Ter. on .58 ac. Adopted Plan: Residential: baseline 1 du/ac; intermediate 1.5 du/ac; overlay 2 du/ac. Plan Nomination: Residential: baseline, intermediate & overlay 1 du/ac.

APR-01-III-13BR - Located at 4613, 4614, 4617 4620, 4621, 4625, 4629, 4630, 4633, 4636, 4637, 4640, 4641, 4645, 4646, 4700, 4701, 4708, 4709, 4715, 4730, 4724, 4716 & Holly Av.; 11815, 11817, 11821 11827, 11901, 11909, 11917 & 11923 Lee Hy. & unaddressed parcels 56-1((7))4A, 8A, & 56-3((2))12A on 24.34 ac. Adopted Plan: Residential: baseline 1du/ac; intermediate 1.5 du/ac; overlay 2 du/ac. Plan Nomination: Residential: baseline, intermediate & overlay 1 du/ac.

APR-01-III-14BR - Located at 11421 & 11425 Lee Hy; 4315 Forest Hill Dr & unaddressed parcel 56-2((1))57 on 8.39 ac. Adopted Plan: Residential: baseline 1 du/ac; intermediate 1.5 du/ac; overlay 3 du/ac. Nominated Plan: Residential: baseline, intermediate & overlay level 1 du/ac.

APR-01-III-15BR - Located at 11717 & 11725 Lee Hy. on 8.72 ac. Adopted Plan (Sub Unit U1): Baseline residential 1 du/ac; intermediate office .15 FAR; overlay office .25 FAR. (Sub Unit U2): Residential: Baseline 1 du/ac; intermediate 1.5 du/ac; overlay 2 du/ac. Nominated Plan: Residential: baseline, intermediate & overlay 1 du/ac.

Mr. Fred Selden, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan.

Mr. Thomas B. McDonald, Chairman, Springfield District Task Force, stated that the Task Force recommended retaining the adopted Plan also.

Vice Chairman Byers called the first listed speaker.

Erika Byrd, Esquire, with McGuire, Woods, 1750 Tysons Boulevard, McLean, on behalf of the owners of 11725 Lee Highway, said her clients strenuously objected to the nomination.

Robert Lawrence, Esquire, Reed, Smith, 3110 Fairview Park Drive, Falls Church, representing the owners of the property subject to APR-01-III-14BR, noted that the property was nominated without the owners' consent and that they opposed the nomination.

There were no further speakers, comments or questions, therefore, Vice Chairman Byers closed the public hearing.

//

Chairman Murphy resumed the Chair.

//

## PROVIDENCE DISTRICT

APR-01-I-1J - Located at 2767 Annandale Rd. on 0.49 ac. Adopted Plan: Residential 3-4 du/ac w/ alternative use for adaptive reuse of single family structures for low density office use. Nominated Plan: Delete alternative for low density office use.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff supported the nomination with modifications as outlined on page 5 of the staff report.

Mr. Joseph Annunziata, Chairman, Providence District Task Report, stated that the Task Force disagreed with staff's alternative language and recommended approval as found on page 5 of the Providence District Task Force Report. He added that because the Task Force felt so strongly about this nomination, a letter had been sent to Supervisor Gerald Connolly requesting that implementation of the Comprehensive Plan with regard to the James Lee Conservation District be effectively carried out to ensure that no commercial encroachment occur. (A copy of this letter is in the date file.)

Chairman Murphy called the first listed speaker.

Mr. Jack Herrity, 10335 Democracy Lane, Fairfax, referring to the deferred Plan nominations for the Tysons area, recommended that an analysis be done by staff and/or the Virginia Department of Transportation to determine the traffic impact of those proposed nominations.

Chairman Murphy noted that the nominations to which Mr. Herrity was referring were not before the Commission tonight. Commissioner Smyth assured Mr. Herrity that the traffic impact of the deferred nominations would be taken into consideration.

Mr. Vanessa Ferguson, 2757 Annandale Road, Falls Church, representing the nominator, the James Lee Civic Association, said because the subject property adjoined the only commercial lot within the James Lee Conservation District, it was felt that specific language was needed in the Plan to ensure that no commercial encroachment occurred.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-1F - Located at 8741, 8801& 8809 Arlington Blvd.; & 3110 Chichester La. on 8.05 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 1-2 du/ac w/access to only Rt. 50 or option for 1 du/ac w/access to Barbara Ln.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff supported the nomination with modifications as outlined on page 14 of the staff report.

Mr. Joseph Annunziata, Chairman, Providence District Task Report, stated that the Task Force supported the nomination as submitted with minor modification as found on page 6 of the Task Force report.

Chairman Murphy called the first listed speaker.

Ms. Fran Wallingford, 331 Mantua Drive, Fairfax, representing the Mantua Citizens Association, expressed support for the Task Force recommendation. She recognized those persons in the audience who also held this position.

Ms. Ruth Knee, 8809 Arlington Boulevard, Fairfax, said she supported the recommendation of the Task Force. (A copy of her remarks is in the date file.)

Ms. Linda Hansen, 8815 Arlington Boulevard, Fairfax, expressed support for the Task Force recommendation. (A copy of her remarks is in the date file.)

Mr. John Nicholas, 3123 Barbara Lane, Fairfax, submitted a petition signed by residents who supported the Task Force recommendation. (Copies of his remarks and the petition are in the date file.)

Ms. Lynne Strobel, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, 2200 Clarendon Boulevard, Arlington, on behalf of Dr. and Mrs. Ernesto Castro, owners of parcel 40, expressed strong disagreement with staff's recommendation that text be included requiring consolidation. She said Dr. and Mrs. Castro philosophically agreed with the Task Force recommendation and intended to file a development plan with access to Route 50 which should limit cut-through traffic in the existing residential neighborhood. She emphasized that the property owners believed the appropriate incentive to provide access to Route 50 was to allow two dwelling units per acre, consistent with the existing planned density range.

Mr. Frankie Castro, address unknown, speaking on behalf of Dr. and Mrs. Ernesto Castro, said his father purchased the property over 30 years ago with the intention of developing it. He requested that the Planning Commission allow development of two houses per acre.

Dr. Felix Castro, address unknown, son of Dr. and Mrs. Ernesto Castro, expressed objection to a density of one dwelling per acre and said his father would develop the property in a manner compatible with the Mantua area.

Mr. Tom Hogan, 3126 Barkley Drive, Fairfax, expressed support for the position of the Task Force and the Mantua Citizens Association.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-2F - Located at 3801 Skyview La. on 8.63 ac. Adopted Plan: Residential 1-2 du/ac; Under Park & Recreation Recommendation Section this property should be considered for public park use. Nominated Plan: Add the park use consideration to Land Use Recommendation section.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan. She said the Task Force recommended that the nomination be approved as found on page 7 of the Task Force Report.

Chairman Murphy called the only listed speaker.

Ms. Fran Wallingford, 331 Mantua Drive, Fairfax, representing the Mantua Citizens Association, expressed support for the nomination.

Ms. Fuhrman-Schulz responded to a question from Commissioner Byers about access to Mantua Elementary School.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-3F - Located at unaddressed parcel 58-2((01))14 on 15.02 ac.  
Adopted Plan: Residential 1-2 du/ac, w/an option of residential 2-3 du/ac.  
Nominated Plan: Delete residential use & limit property to public park use.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff supported the nomination with modifications as outlined on page 27 of the staff report.

Mr. Joseph Annunziata, Chairman, Providence District Task Force, stated that the Task Force supported the staff recommendation with minor modification as found on page 8 of the Task Force report.

Chairman Murphy called the first listed speaker.

Ms. Fran Wallingford, 331 Mantua Drive, Fairfax, representing the Mantua Citizens Association, expressed support for the nomination as submitted.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-4F - Located at 3100 Prosperity Av. on 2.56 ac. Adopted Plan:  
Residential 1-2 du/ac. Nominated Plan: Limit to 1 du/ac.

APR-01-II-5F - Located at 8600 Chandler St. on 2 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Limit to 1 du/ac.

APR-01-II-6F - Located at 3725 Morningside Dr. & unaddressed parcel 59-3((1))5 on 14 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Limit to 1 du/ac.

APR-01-II-7F - Located at 8650, 8651, 8652, 8653 & 8655 Black Forest Ci.; & unaddressed parcels 59-1((26))A & B on 3.96 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Limit to 1 du/ac.

APR-01-II-8F - Located at 3704 3706, 3708, 3710, 3712, 3714, 3716, 3718, 3802, 3804, 3806, 3808, 3810, 3812, 3814 Woodburn Rd.; & unaddressed parcels 59-3((05))A, B, C, D, E, F, G, H, I, K, K, L & M on 10.93 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Limit to 1 du/ac.

Ms. Charlene Fuhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended retention of the Adopted Comprehensive Plan. She stated that the Task Force supported the nomination as written.

Chairman Murphy called the first listed speaker.

Mr. Thomas Christensen, 3609 Prosperity Avenue, Fairfax, President, Pine Ridge Civic Association, nominator, supported the nomination as submitted.

Mr. Christensen responded to a question from Commissioner Byers about the zoning of the subject property.

In response to a question from Commissioner Smyth, Mr. Annunziata said the Task Force had been cognizant of the fact that the property subject to APR-01-II-4F was designated for governmental and institutional use when it considered this nomination.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-9F - Located at 2868 2874, 2900, 2910 & 2918 Hunter Mill Rd.; 10336 Miller Rd.; & unaddressed parcel 047-2((01))27G on 18.93 ac. Adopted Plan: .5-1 du/ac, option 3-4 du/ac, option 4.5-5 du/ac if consideration for public use (library site). Nominated Plan: .5-1 du/ac, option 1-2 du/ac, option 2-3 du/ac & consideration for public use (park & library).



Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended an alternative to the nomination as outlined on page 58 of the staff report.

Mr. Joseph Annunziata, Chairman, Providence District Task Force, stated that the Task Force recommended approval of the nomination with modification as explained on page 10 of the Task Force Report.

In response to a question from Commissioner Alcorn, Ms. Furhman-Schulz said clearing had already been started on the site.

Chairman Murphy called the first listed speaker.

Ms. Lucy Collins, 10952 Stewart Mill Road, Oakton, nominator, expressed support for the nomination which included an option for a public park.

Ms. Collins responded to a question from Commissioner Byers about the designation of the property for a park if it was not developed by Ryland Homes.

Mr. George Lehnigk, 3019 Oakton Meadows Court, Oakton, representing the Oakton Mains Homeowners Association and Options for Oakton, played audio excerpts of a Planning Commission public hearing held on July 16, 1998 for Out-of-turn Plan Amendment S95-II-F1, the Hunter Oaks property, in which Planning Commission members chastised citizens for not relying on the Area Plans Review process to change the Comprehensive Plan. Mr. Lehnigk said as a result of that hearing, the community had filed the subject nomination. He expressed support for the Task Force recommendation.

Ms. Nan Coleman, 2790 Wellborne Court, Oakton, representing English Oaks Homeowners Association, expressed concern about the future park development of the ten acre Korvalis property.

Commissioner Alcorn pointed out to Ms. Coleman that APR-01-II-12V, concerning the Korvalis property, had been withdrawn. Ms. Furhman-Schulz confirmed that the Korvalis property had been purchased by the Park Authority and the nomination withdrawn.

Ms. Andrea Boston, 10309 Mystic Way, Oakton, expressed concern about traffic congestion in the Oakton area.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-10F - Located at 3033 Chain Bridge Rd. on 33.08 ac. Adopted Plan: Mixed use up to 0.40 FAR. Nominated Plan: Add option for public use & public park.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the current Plan. She stated that the Task Force recommended approval of the nomination with modifications, as found on page 11 of the Task Force Report.

In response to a question from Commissioner Smyth, Ms. Furhman-Schulz said that approximately 40 percent of the AT&T property was open space.

Mr. Joseph Annunziata, Chairman, Providence District Task Force, explained that the Task Force recommended that consideration be given to preserving a portion of the parcel for public use, such as parkland, if the property was redeveloped.

Chairman Murphy called the only listed speaker.

Mr. Bob Adams, 3008 Weber Place, Oakton, read a statement of behalf of the nominator, Ms. Jennifer Pradas, expressing support for the nomination. (*Note: A copy of the statement was not submitted for the record.*)

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-11F (Sully/Providence); APR-01-II-13V (Hunter Mill); APR-01-III-27UP (Dranesville/Hunter Mill); & APR-01-III-28UP (Hunter Mill) - Located along Hunter Mill Rd. Corridor. Adopted Plan: Three Historic Inventory Sites area currently identified on Hunter Mill Rd. Nominated Plan: Add Hunter Mill Rd. Historic Dist. (Nomination identifies numerous potential historic sites).

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of an alternative as found on page 77 of the staff report. She noted that the Dranesville Hunter Mill, Providence and Sully Task Forces supported the staff alternative.

Chairman Murphy called the first listed speaker.

Mr. Bob Adams, 3008 Weber Place, Oakton, representing the nominator of APR-II-13V, APR-01-III-27UP and APR-01-III-28UP, the Hunter Mill Defense League, expressed support for the staff alternative. He showed a slide presentation of the heritage resources sites along Hunter Mill

Road and submitted for the record a *Hunter Mill Road Vision Statement* and a *History of Hunter Mill Road*, copies of which are in the date file.

Commissioner de la Fe suggested to staff that the term "Native American occupation" be replaced with "Native American habitation" or "Native American presence" in the Comprehensive Plan.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, expressed support for the staff alternative.

Ms. Linda Byrne, 10509 Hunters Valley Road, Vienna, nominator of APR-II-11F, also expressed support for the staff alternative.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-12F - Area located S. of Rt. 50, N. of Little River Tnpk., E. of City of Fx. & W. of Gallows & Woodburn Rds. Adopted Plan: sector developed w/residential 1-3 du/ac. Nominated Plan: Edit to maintain Planning Sector character description.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of an alternative as found on page 98 of the staff report. She stated that the Task Force supported the staff alternative with modifications as found on page 13 of the Task Force Report.

Chairman Murphy called the only listed speaker.

Ms. Fran Wallingford, 3311 Mantua Drive, Fairfax, representing the Mantua Citizens Association, the nominator, expressed support for the Task Force recommendation.

Ms. Furhman-Schulz responded to a question from Commissioner Smyth about the feasibility of including a date on the Comprehensive Plan map included in each Area Plan book.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-19M - Located at 2004 Corporate Ridge on 8.35 ac. Adopted Plan: Office w/support retail & service uses up to 0.85 FAR. Nominated Plan: Office w/support retail & service uses up to 0.90 FAR.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of an alternative as found on page 104 of the staff report. She stated that the Task Force supported the staff recommendation.

Chairman Murphy called the only listed speaker.

Gregory Riegle, Esquire, 1750 Tysons Boulevard, McLean, representing the nominator, expressed agreement with the recommendations of staff and the Task Force.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

The Commission recessed at 9:40 p.m. and reconvened in the Board Auditorium at 9:55 p.m.

//

Commissioner Smyth announced that she was going to recuse herself from the following nominations, although there was no legal obligation to do so, because they were in her neighborhood. She noted that Commissioner Alcorn would be handling them for her.

//

APR-01-II-1V - Located at 2814, 2822, 2823, 2830, 2836, 2837, 2838, 2844, 2846, 2850, 2854 Hideaway Rd.; 2843, 2847, 2853 & 2855 Nutley St.; & 9141, 9201 9217 & 9213 Topaz St.; 9131, 9137, 9140, 9141 Suteki Dr.; 2900, 2901, 2902 Swanee La.; & unaddressed parcels 48-2/07/35/2 & 5 on 23.88 ac. Adopted Plan: Residential 1-2 du/ac w/an option for 4-5 du/ac on 48-2 ((7))(33) 1, 2, 3;(34)&(35). Nominated Plan: Expand the area for the residential option of 4-5 du/ac to remaining area at 2-3 du/ac.

APR-01-II-9V - Located at 2911 Nutley St.; 9131, 9137, 9140 & 9141 Suteki Dr.; 2904, 2907, 2909, 2910 & 2913 Beau La.; 9146, 9149, 9150 & 9151 Hermosa Dr.; 2846, 2848, 2850, 2854 & 2860 Hideaway Rd. on 16 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 8-20 du/ac.

APR-01-II-10V - Located at 2846, 2848, 2850, 2854 & 2860 Hideaway Rd.; 2900, 2901, 2902, 2903, 2904, 2907, 2909, 2910 & 2913 Beau La.; 9131, 9137, 9140 & 9141 Suteki Dr. ; 2903, 2904, 2905, 2906, 2907, 2910 & 2911 Swanee La.; 9146, 9149, 9150 & 9151 Hermosa Dr.; & 2909 & 2911 Nutley St. on 22.52 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 8-20 du/ac.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of an alternative as found on page 118 of the staff report. She stated that the Task Force recommended approval of APR-10-II-1V with modification as found on page 15 of the Task Force Report, and denial of APR-01-II-9V and APR-10-II-10V.

Chairman Murphy called the first listed speaker.

Gregory Riegle, Esquire, 1750 Tysons Boulevard, McLean, representing the nominator of APR-01-II-1V, Christopher Management, expressed support for the nomination.

Mr. Bill Janssen, 2910 Beau Lane, Fairfax, President, West Briarwood Homeowners Association and Vienna Metro Homeowners Association, nominator of APR-01-II-9V and APR-01-II-10V, expressed support for the staff alternative.

Mr. James W. Carr, 2839 Hideaway Road, Fairfax, owner of lot 37, said that he would be seeking authorization of an Out-of-Turn Plan Amendment requesting approval for an increase in the recommended density of his property.

Commissioner Alcorn pointed out that because no expansion of the nomination could be allowed, an Out-of-Turn Plan Amendment was the proper procedure to rezone Mr. Carr's property.

Mr. Kenneth Lawrence, 2850 Maple Lane, Fairfax, Briarwood Citizens Association, expressed support for the Task Force recommendation for APR-01-II-1V, and opposition to APR-01-II-9V and APR-01-II-10V. He submitted a petition signed by Briarwood residents in support of this position. (Copies of his remarks and the petition are in the date file.)

Mr. John Lehrer, 2847 Hideaway Road, Fairfax, said he supported the Task Force recommendation for APR-01-II-1V and requested that APR-01-II-9V and APR-01-II-10V be denied. (A copy of his remarks is in the date file.)

Mr. Nickolas Vlannes, 2934 Beau Lane, Fairfax, expressed support for the Task Force recommendation for APR-01-II-1V and opposition to APR-01-II-9V and APR-01-II-10V. (A copy of his remarks is in the date file.)

Mr. Robert Levin, 9126 Briarwood Farms Court, Fairfax, Villas of Briarwood, expressed support for the Task Force recommendation for APR-01-II-1V and opposition to APR-01-II-9V and APR-01-II-10V. (A copy of his remarks is in the date file.)

Ms. Katherine Vlannes, 2934 Beau Lane, Fairfax, showed a video presentation of the Briarwood neighborhood. She urged the Commission to recommend approval of APR-01-II-1V and to deny APR-01-II-9V and APR-01-II-10V. (A copy of his remarks is in the date file.)

Ms. Diane Prouty, 2902 Beau Lane, Fairfax, requested that the neighborhood be preserved. (A copy of her remarks is in the date file.)

Mr. Bob Richardson, 2900 Dadmun Court, Fairfax, recommended approval of APR-01-II-1V and denial of APR-01-II-9V and APR-01-II-10V. (A copy of his remarks is in the date file.)

Mr. Walter Binns, 3824 Cedarest Road, Fairfax, requested that the Commission endorse the Task Force recommendation for APR-01-II-1V and deny APR-01-II-9V and APR-01-II-10V. (A copy of his remarks is in the date file.)

Mr. Steve Pastorkovich, 2909 Nutley Street, Fairfax, expressed support for the Task Force recommendation for APR-01-II-1V and opposition to APR-01-II-9V and APR-01-II-10V. (A copy of his remarks is in the date file.) He read a statement written by his wife supporting his position. (Copies of the remarks are in the date file.)

Ms. Karen Hunt, 2431 Villanova Drive, Vienna, Vice President, Stonewall Manor Community Association and a member of the Task Force, expressed support for APR-01-II-1V and requested that APR-01-II-9V and APR-01-II-10V be denied.

Mr. William Ricketts, 2903 Shawnee Lane, Fairfax, requested that if APR-10-II-1V was approved, development be compatible with the existing neighborhood.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-2V - Located at 8328 Hilltop Av. on 0.61 ac. Adopted Plan:  
Residential 2-3 du/ac. Nominated Plan: Residential 3-4 du/ac.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of an alternative as found on page 135 of the staff report.

Mr. Joseph Annunziata, Chairman, Providence District Task Force, stated that the Task Force recommended approval of the nomination with modifications as explained on page 17 of the Task Force Report.

Chairman Murphy called the only listed speaker.

Mr. Timothy Morahan 1308 Vincent Place, McLean, on behalf of Mr. and Mrs. Yuoh Ku, owners of the subject property, expressed support for the staff alternative.

Mr. Annunziata responded to a question from Commissioner Alcorn about the Task Force's density recommendation.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-6V - Located at 2839 Cedar La. on 1 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 4-5 du/ac.

APR-01-II-7V - Located at 02845 Cedar La. & unaddressed parcel 49-3((1))61B on 0.92 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 4-5 du/ac.

APR-01-II-8V - Located at 2847 Cedar La. & unaddressed parcel 49-3((04))4A on 0.68 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 4-5 du/ac.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Plan. She said that the Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Ms. Trudy Poole, 2845 Cedar Lane, Vienna, nominator of APR-01-II-7V, requested that the original nomination for four to five dwelling units per acre be amended to two to three dwelling units. She said this density would be compatible with the surrounding area.

Mr. Kenneth Lawrence, 2850 Maple Lane, Fairfax, Briarwood Citizens Association, recommended retention of the Adopted Comprehensive Plan.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-11V - Located at 8111, 8112, 8115, 8119 Westchester Dr.; 2346 Gallows Rd.; 8111, 8113, 8123 Idylwood Rd.; & 2349 Greenbrier Wy. on 12.60 ac. Adopted Plan: Residential 1-2 du/ac for parcels 39-4 ((3)) 1A, 2A, 42A, 43A, 44A, 45A, 46A, 47A & 3-4 du/ac for parcel 39-4 ((3)) 26. Nominated Plan: Residential 4-5 du/ac.

APR-01-II-16V - Located at 2346 Gallows Rd. on 7.69 ac. Adopted Plan: Residential 3-4 du/ac. Nominated Plan: Residential 1-2 du/ac.

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of a staff alternative as found on page 170 of the staff report. She said that the Task Force supported APR-01-II-16V as submitted and voted to recommend denial of APR-01-II-11V.

Mr. Joseph Annunziata, Chairman, Providence District Task Force, stated that the Task Force could not support the staff alternative and had voted twice to approve APR-01-II-16V and to deny APR-01-II-11V.

Chairman Murphy called the first listed speaker.

Mr. Tim Reed, 8205 Bucknell Drive, Vienna, Dunn Loring Woods Homeowners Association, stated that all parties supported development of what was affectionately called the "goat farm", although the intensity of the development was disputed. He urged the Planning Commission to recommend approval of APR-01-II-16V and denial of APR-01-II-11V and the staff alternative.

Ms. Karen Hunt, 2431 Villanova Drive, Vienna, Vice President, Stonewall Manor Civic Association, and a member of the Task Force, expressed support for APR-01-II-16V and opposition to APR-01-II-11V and the staff alternative.

Ms. Rebecca Cate, 8119 Westchester Drive, Vienna, President, Dunn Loring Gardens Civic Association, expressed support for the Task Force recommendation. (A copy of her remarks is in the date file.)

Mr. Mike Cavin, 8119 Westchester Drive, Vienna, nominator of APR-01-II-16V, expressed support for the nomination.

Mr. Burgess Allison, 8301 Westchester Drive, Vienna, spoke in support of APR-01-II-16V. He showed a video presentation of the neighborhood depicting the nature of the property, the trees, the roadways, and the traffic.

Mr. Flint Webb, 8308 Westchester Drive, Vienna, noted that he had served on the Task Force representing the Dunn Loring Gardens Civic Association, recommended approval of APR-01-II-16V and denial of APR-01-II-11V. (A copy of his remarks is in the date file.)

Ms. Beverly Ashley, 8111 Westchester Drive, Vienna, presented a brief history of the area and requested that serious consideration be given to reducing the density of the Corbin property.

Ms. Julie Tutwiler, 8217 Westchester Drive, Vienna, expressed support of APR-01-II-16V and opposition to APR-01-II-11V.

Mr. Jon Benner, 2346 Greenbrier Way, Vienna, recommended approval of APR-01-II-16V and denial of APR-01-II-11V.



Mr. Bill Borak, 8115 Westchester Drive, Vienna, aligning himself with previous speakers, expressed support of APR-01-II-16V.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-01-II-14V - Located at 9620,9624 & 9628 Marywood Dr. on 1.95 ac.  
Adopted Plan: Residential 4-5 du/ac w/option for 5-8 du/ac w/ consolidation.  
Nominated Plan: Residential 5-8 du/ac w/out consolidation.

Ms. Charlene Fuhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that both staff and the Task Force recommended denial of the nomination and retention of the Adopted Comprehensive Plan.

Chairman Murphy called the only listed speaker.

Ms. Beverly Harris, 218 Talahi Road, Vienna, said that her property had been nominated by someone unknown to her who had not notified her of the nomination. She expressed strong opposition to the nomination.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

Chairman Murphy noted that the following three Providence District items would be deferred to Thursday, February 7, 2002, the scheduled carryover date: APR-01-II-15V, APR-01-II-19V and APR-01-II-20V.

//

The meeting was adjourned at 12:15 a.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer  
Approved on: June 12, 2003

---

Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission